



APPLICATION ACCEPTED: February 25, 2014
BOARD OF ZONING APPEALS: May 7, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

April 30, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-BR-010

BRADDOCK DISTRICT

APPLICANT/OWNER: Aisha Bhatti

SUBDIVISION: North Springfield, Section Sixteen

STREET ADDRESS: 7505 Jervis Street, Springfield, 22151

TAX MAP REFERENCE: 71-3 ((4)) (39) 27

LOT SIZE: 10,500 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-BR-010 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\ehaley\5-7-14) SP 2014-BR-010 Bhatti (HCC)\SP 2014-BR-010 Bhatti staff report.doc

Erin M. Haley



It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505**

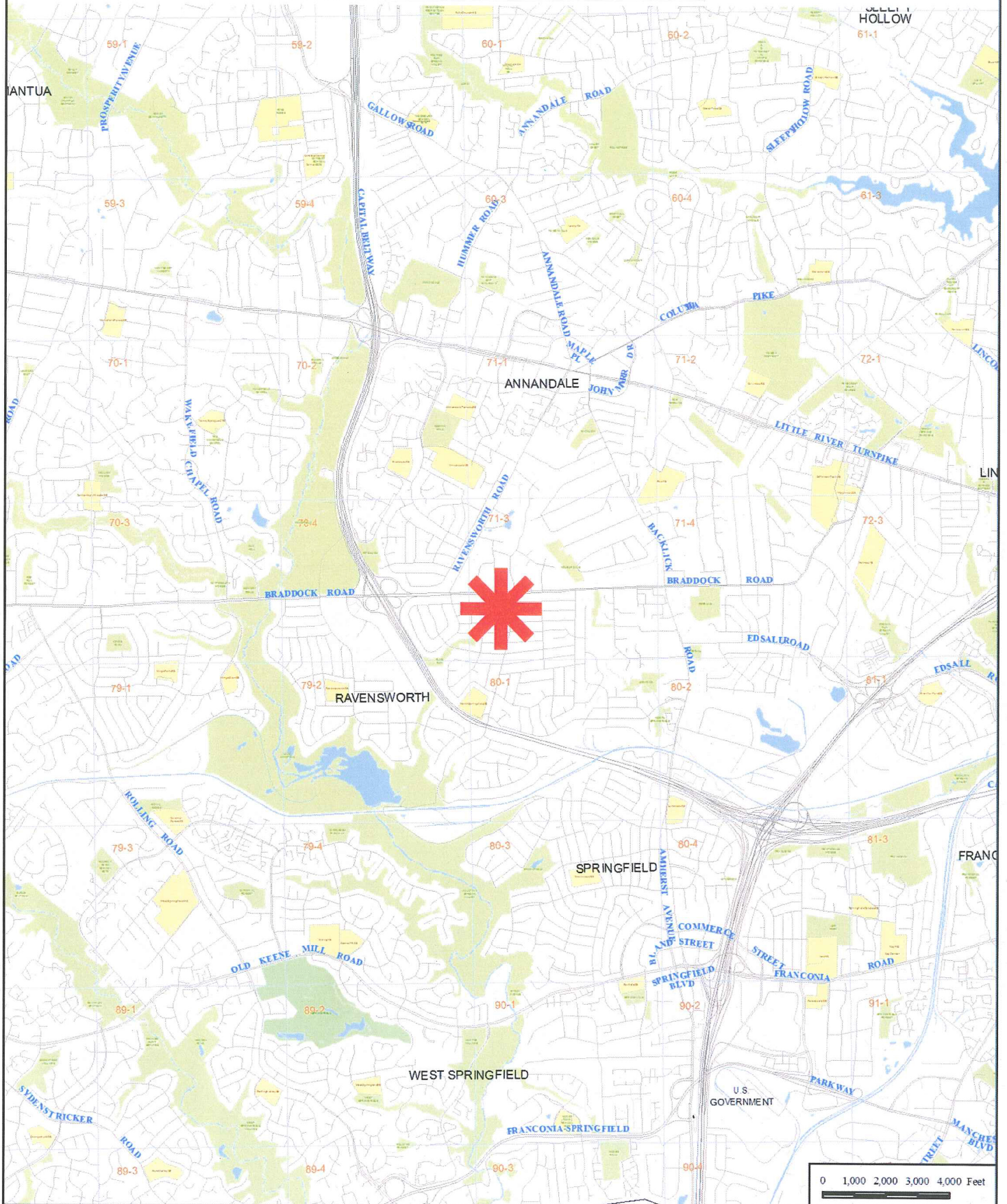


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-BR-010

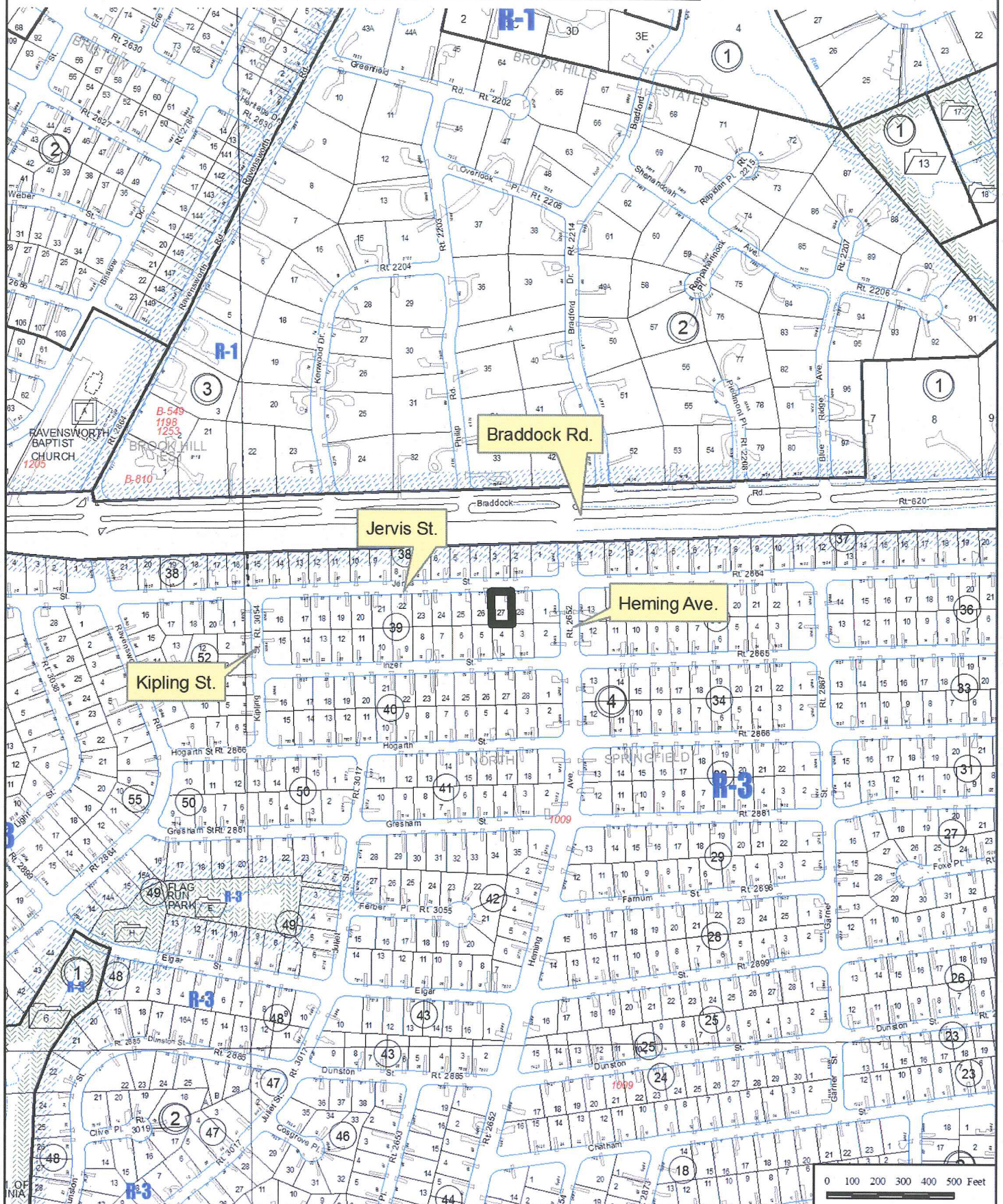
AISHA BHATTY



Special Permit

SP 2014-BR-010

AISHA BHATTY

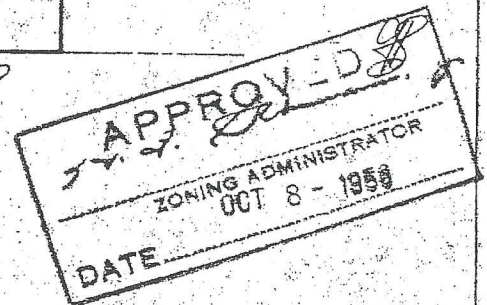
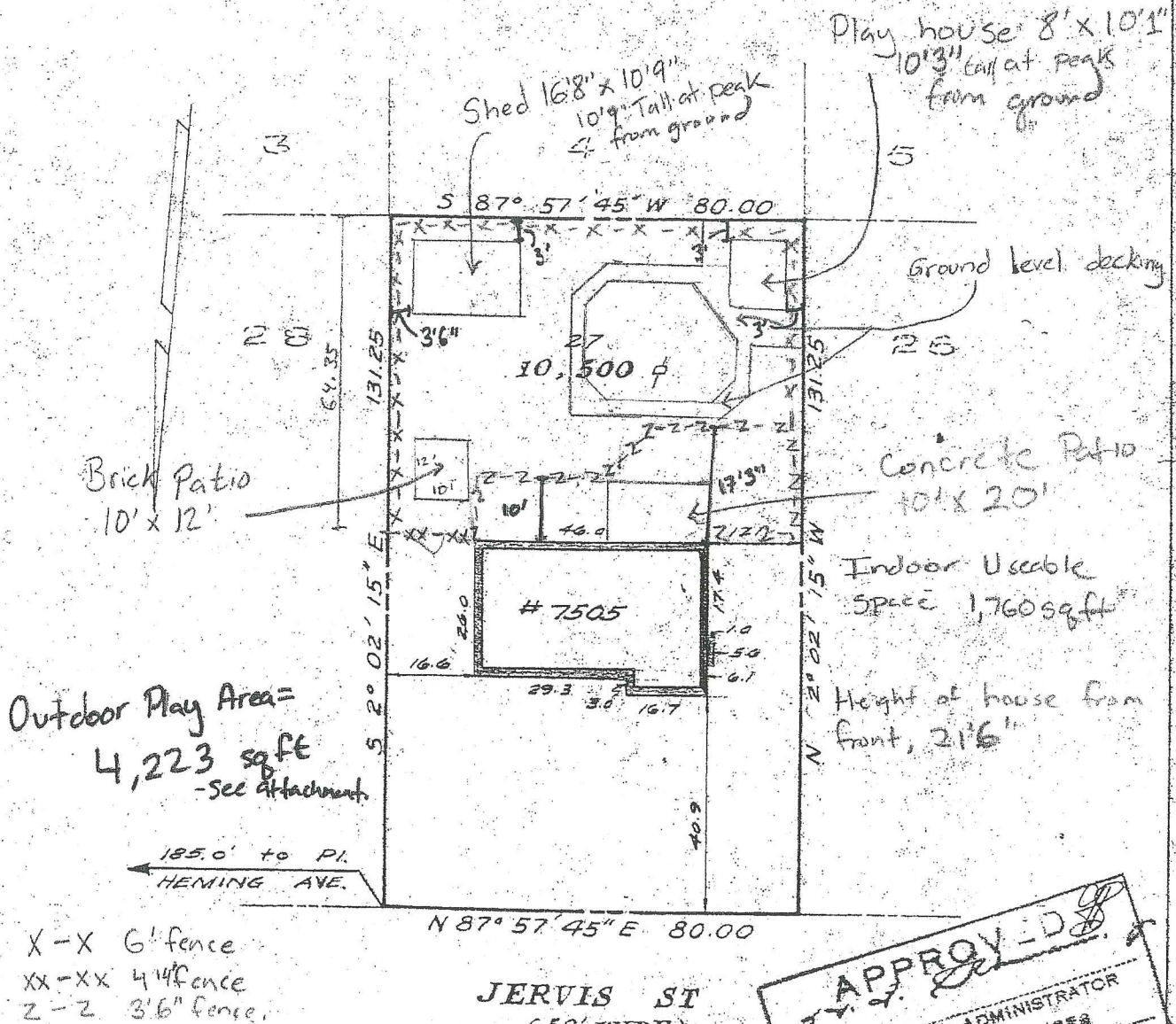


Ashe Bhattar 10-5-13

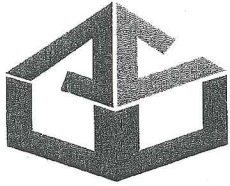
HOUSE LOCATION SURVEY
LOT 27 BLK 39 SEC 16
NORTH SPRINGFIELD
MASON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Revised 2/1/14

Ashe Bhattar



CERTIFIED CORRECT: Herman L. Carson CERTIFIED LAND SURVEYOR	SPRINGFIELD SURVEYS SPRINGFIELD, VIRGINIA	SCALE 1"=30'	DATE 10-4-56
1015 1954		DRAWN BY: G/T	CK'D. BY: JP
		JOB No. VAF 703	FIELD Bk. No. 84



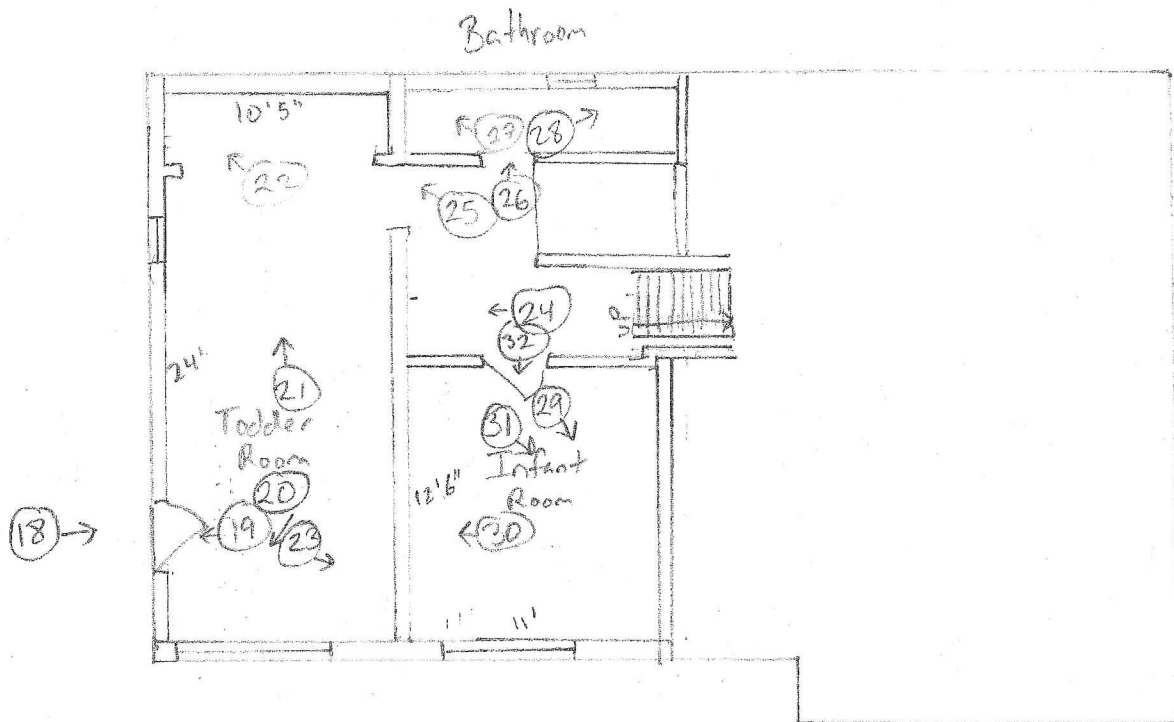
AMERICAN
WOOD
COUNCIL
www.awc.org
info@awc.org

7505 Jervis St Springfield, VA 22151

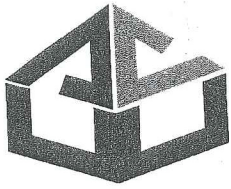
PROJECT NAME Lower Level

DATE _____ PAGE# _____

Floor Plan T



Art B. [Signature]
Oct 5, 2013

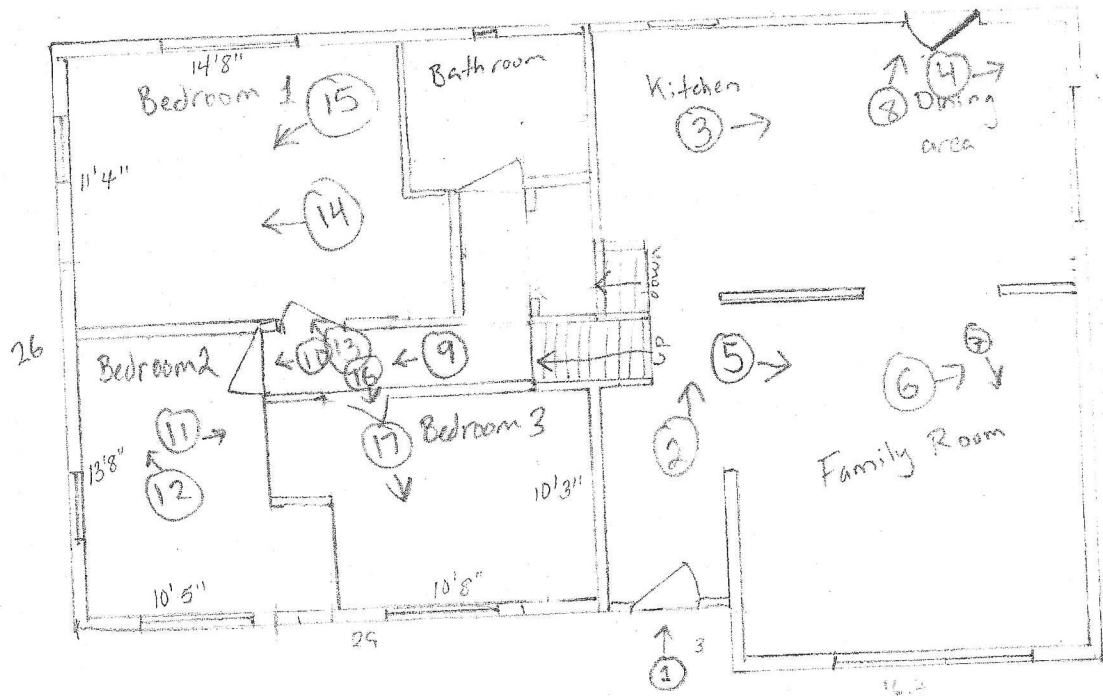


AMERICAN
WOOD
COUNCIL
www.awc.org
info@awc.org

7505 JERVIS ST SPRINGFIELD, VA 22151
PROJECT NAME Main Level & Upper Level

DATE _____ PAGE# _____

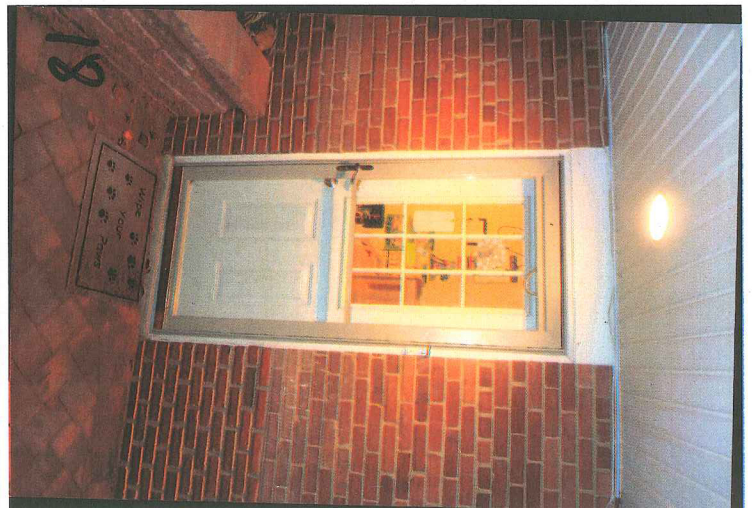
Floor Plan II

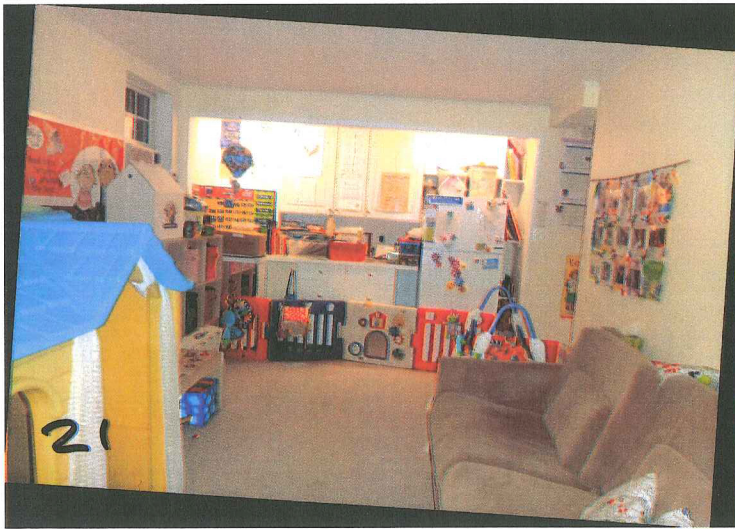
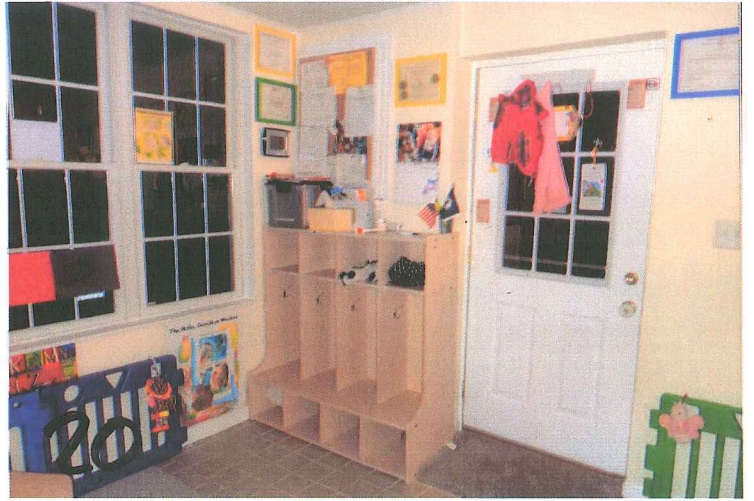


Airle Bhatly.
Oct 5, 2013

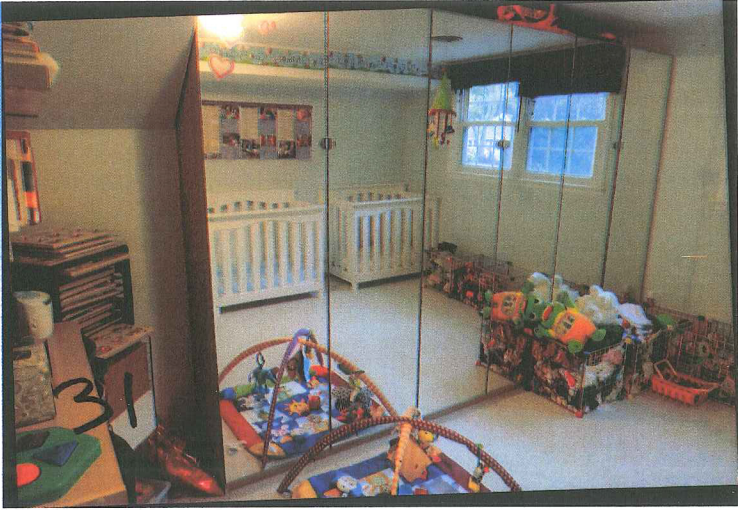


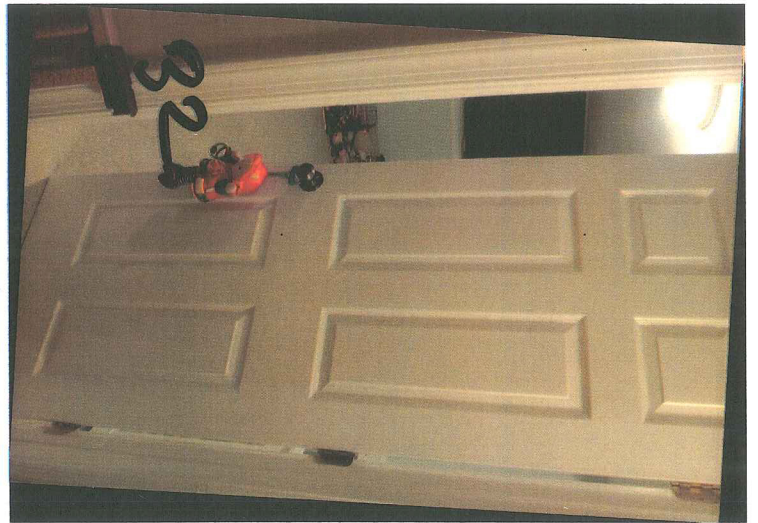


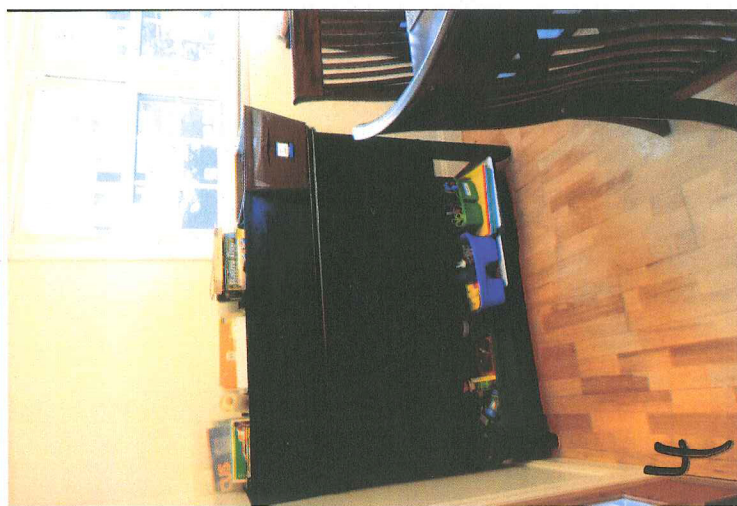




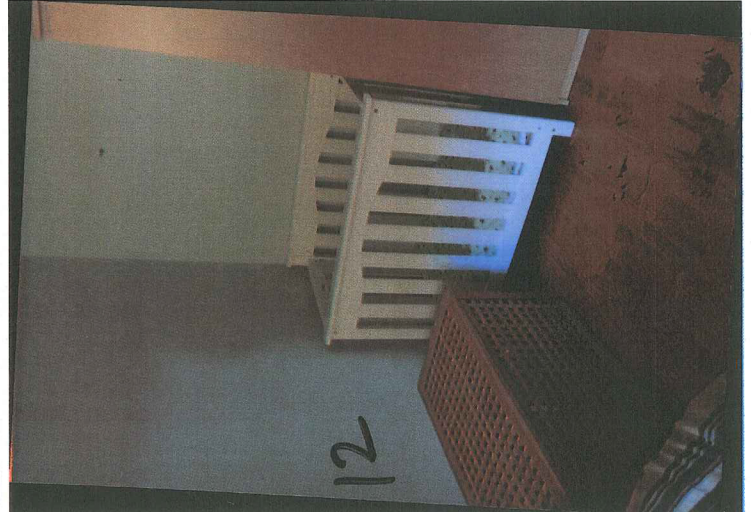






















SP 2014-BR-010

SPECIAL PERMIT REQUEST

The applicant requests approval of a special permit for a home child care facility for 12 children at any one time within an existing dwelling.

A copy of the special permit plat titled "House Location Survey, Lot 27, Block 39, Section 16, North Springfield," prepared by Springfield Surveys, dated October 4, 1956, as revised through February 1, 2014, by Aisha Bhatti, owner, is included at the front of the staff report.

A detailed discussion of the request is included on pages two and three.

CHARACTER OF THE SITE AND SURROUNDING AREA

The 10,500 square foot lot is located in the North Springfield subdivision, Section 16. The property is developed with a split level brick dwelling containing 1,247 square feet of floor area. A concrete patio extends off the rear of the dwelling and a brick patio is located in the eastern rear yard. An accessory storage structure 10.75 feet in height is located in the southwestern rear yard. A 10.25 foot tall play house is located in the southeastern rear yard. Wooden decking is used as a race track by the children in the rear yard between the storage structure and the play house. A fence ranging in height from 3.5 feet to 6.0 feet encloses the backyard. A brick paver driveway provides access to the lot from Jervis Street. A brick staircase leads from the driveway to the entrance at the front of the dwelling and another leads from the driveway to the entrance to the home child care facility on the east side of the dwelling. Another walkway leads from the child care entrance, around the east side of the dwelling, to the rear yard.

Staff has noted that the coverage in the rear yard exceeds 30 percent and the accessory storage structure and the play house each has a height greater than 8.5 feet and encroach into the required side and rear yards. Each of these issues is in violation of the Zoning Ordinance and will need to be addressed by the applicant in the future should she sell the property or request other permits. The location requirements for accessory structures greater than 7 feet in height (8.5 feet for "accessory storage structures" or sheds) states that the minimum side yard requirement must be met, which for the R-3 District is 12 feet, and must be located a distance at least equal to the height of the structure from the rear lot line. Failure to address this issue may impact the applicant's ability to obtain building permits or pursue other zoning applications on this property in the future.

As shown in the picture on the following page, the site is surrounded by single family residences, zoned R-3.



BACKGROUND AND HISTORY

County Records show that the dwelling was constructed in 1956. The applicant purchased the property in September, 1986. The applicant states that she operates a home child care facility for 11 children, and holds a current license from the Commonwealth of Virginia, Department of Social Services for a Family Day Home with a capacity of 12 children, which is valid until March 5, 2017. The children under her care are aged birth through 12 years 11 months.

County records reflect that there have been no similar requests in the vicinity.

DESCRIPTION OF THE APPLICATION

The applicant requests approval of a special permit for a home child care facility for up to 12 children at any one time to operate between the hours of 7:00 a.m. and 4:45 p.m., Monday through Friday. Drop-off of children is to be staggered between 7:15 a.m. and 10:00 a.m. and pick-up between 12:30 p.m. and 4:30 p.m. Employees include the applicant and one full-time assistant, and one part-time assistant. The home child care facility is operated throughout the dwelling which includes: the kitchen and dining area, an infant room, a toddler room and the family room. Each of the bedrooms is used during naptime. The toddler room for the home child care facility has a second kitchen that contains a microwave. The second kitchen will need to be removed upon the discontinuance of the proposed use, for which a development condition has been included. There is a fenced yard with play equipment where the children play outside.

The existing driveway appears to be able to accommodate multiple vehicles. This driveway, though large in size, does meet Zoning Ordinance requirements for front yard

SP 2014-BR-010

coverage. Parents access the child care facility from the eastern entrance of the dwelling.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: Area I, Annandale Planning District
Planning Sector: North Springfield (AN 05) Community Planning Sector
Plan Map: Residential use at 3 dwelling units per acre (du/ac)

ZONING ORDINANCE REQUIREMENTS

- General Special Permit Standards (Sect. 8-006)
- Group 3 Uses (Sect. 8-303)
- Additional Standards for Home Child Care Facilities (Sect. 8-305)

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included in Appendix 4. Subject to the development conditions, the special permit must meet these standards.

CONCLUSION AND RECOMMENDATIONS

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report. Staff recommends approval of SP 2014-BR-010, subject to the Proposed Development Conditions dated April 30, 2014.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**April 30, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-BR-010 located at Tax Map 71-3 ((4)) (39) 27 for a home child care facility pursuant to Section 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Aisha Bhatti, only and is not transferable without further action of the Board, and is for the location indicated on the application, 6318 Rose Hill Drive, and is not transferable to other land.
2. This special permit is granted only for the home child care facility use indicated on the special permit plat prepared by Springfield Surveys, dated October 4, 1956, as revised through February 1, 2014, by Aisha Bhatti, owner, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit **SHALL BE POSTED in a conspicuous place on the property of the use** and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 4:45 p.m., Monday through Friday.
5. The maximum number of children on site at any one time shall be 12, excluding the applicant's own children.
6. The dwelling that contains the child care facility shall be the primary residence of the applicant.
7. There shall be no signage associated with the home child care facility.
8. Upon the discontinuance of the proposed use, the second kitchen, located in the area of the child care facility, shall be removed.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, ninety (90) days after the date of approval unless the use has been established as outlined above. The number of children shall not be increased above seven until all conditions are met. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the

Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Application No.(s):

SP 2014-BR-010

(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

Sept 14, 2013

(enter date affidavit is notarized)

122946

I, AISHA BHATTY, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one)

☒

applicant

☐

applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME**ADDRESS****RELATIONSHIP(S)**

(enter first name, middle initial, and last name)

(enter number, street, city, state, and zip code)

(enter applicable relationships listed in **BOLD** above)

① AISHA BHATTY 7505 JERVIS ST
 ② SHAHID R. BHATTY SPRINGFIELD VA
 22151

① Applicant / Title Owner
 ② Title Owner

(check if applicable)

☐

There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 14, 2013
(enter date affidavit is notarized)

122946

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

N/A

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

N/A

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 14, 2013
(enter date affidavit is notarized)

122946

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner**, **Limited Partner**, or **General and Limited Partner**)

N/A

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: Sept 14, 2013
(enter date affidavit is notarized)

122946

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: September 14, 2013
(enter date affidavit is notarized)

122946

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Aisha Bhatti
☒ Applicant [] Applicant's Authorized Agent

Aisha Bhatti
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 14th day of September 2013, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: June 30, 2015

Erin Michelle Haley
Notary Public



STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

AISHA BHATTY

7505 JERVIS STREET SPRINGFIELD, VA 22151

703-914-2829/703-388-6820

abhatty0001@gmail.com

RECEIVED
Department of Planning & Zoning
OCT 05 2013
Zoning Evaluation Division

DATE: September 28, 2013

Fairfax County Department of Planning & Zoning

Zoning Evaluation Division

12055 Government Center Parkway, Suite 801

Fairfax, VA 22035

Re: Special Permit Application

Applicant: AISHA BHATTY

Zoning Ordinance Section 8-305 for Home Child Care Facilities

Section 8-004 of General Standards

Tax Map #: 71-3-04-39-0027

Zoning District: R-3

Lot Size: 10,500 SQFT

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a single-family detached dwelling at 7505 JERVIS ST SPRINGFIELD, VA 22151.

The property is zoned R-3, and I understand that I need to seek approval of a Special Permit, in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours of operation: The Child Care is open from 7:00 am-4:45 pm Monday through Friday.

Estimated Number of Children at one time: I care for up to 12 children at any one time. This number does not include my own 2 adult children, who reside in the neighborhood.

Employees: I have one assistant who work full-time and one volunteer full/part time assistant, whom I mentor to start her own family child care business. The assistance use one of the roadside parking spaces for parking and volunteer assistance spouse's drop/pick her on a daily basis.

Estimated drop-off and pick-up schedule:

Arrival Schedule: 12 children arrive between 7:15am-10:00 am.

Departure Schedule: 12 children are picked up at 12:30 pm-4:30 pm

Note: Arrival and Departure Time staggered and spaced out to greet/good bye each family individually.

(See Attachment 1 chart for Arrival/Departure Schedule)

Neighborhood/General Area: The families that I served comes from Springfield Area, Out of 9, 7 lives in the same subdivision (North Springfield), 2 comes from Arlington and 1 comes from Burke. Please note 2 families mode of transportation is walking, one family drop their twins and rest of the families drive with 5 minutes increment at drop-off and pick-up time.

Operation: As I stated, my house (7505 Jervis St) is a split level single family detached dwelling; the house has 2010 sq. ft. As a family child care provider, to give children the feeling of home, I use the entire house to conduct my child care business. Please see the floor plan how I use each room to serve my child care families. I use the kitchen and dining area for meals, and art projects. I use all three bed rooms for children's napping. I use two rooms exclusively, one as an infant room and second as a toddler room. I use my living area for preschoolers, where they have access to age appropriate toys **(See attachment floor plan I & II layout and interior photos).**

Hazardous or Toxic Substance: The house and yard are free from hazardous or toxic substance. Also, no trash, yard debris or hazardous material will be generated, utilized, stored, treated, and/or disposed onsite.

Zoning Ordinance Compliance: The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Area Play Area: I use my whole back yard for outdoor play. The outdoor play area is surrounded by 6 ft. fence on three sides and shrubs. The area is divided into 4 sections (brick patio for chalk art and picnic's, rubber mulch for climbing apparatus, wooden track for riding toys, grassy area for sensory learning play. There is also a play house for creative pretend play. **(Please see the Attachment III plat with supplement information on the outdoor play area and exterior photos).**

Non Active Homeowner Association: North Springfield Subdivision has an active civic association, but a non-active homeowner association.

Parking: I use my driveway to park my family (1) car. My childcare families use my 23 ft. wide and 43 ft. long driveway that have room for three additional cars. In addition, ample parking is available along the street in front of my home for the families and employees. I educate my child care families to follow the traffic law for the safety reason, as they come with 5 to 10 minutes increments. Please note that two families' walks from the neighborhood, one family who drive to child care have twins.

In conclusion, I am proposing no changes to the outside appearance of my brick and aluminum sided home. I propose no addition and no signs regarding the child care. Adequate parking is available for my families in care, employees and my family. For these reasons, I believe that my proposed home child care facility will not impact my neighbors in any negative way. Please allow me to operate my home child care facility with 12 children and two assistants, as I was running my facility for last 29 years, without any complain from my neighborhood community.

Sincerely,

Aisha Bhatti

A handwritten signature in black ink, appearing to read 'Aisha Bhatti', with a long horizontal flourish extending to the right.

Owner of Play & Learn @ Aisha's

October 5, 2013

(Attachment 1)

Arrival and Departure Schedule

Family Child Care Facility of Aisha Bhatti @ 7505 Jervis St Springfield, VA 22151

Operation Hours Monday-Friday 7:00am-5:00 pm

Arrival Schedule

Child No	7:00-7:30 AM	7:30-8:00 AM	8:00-8:30 AM	8:30-9:00 AM	9:00-10:00 AM
1. EJ	7:15 AM				
2. SG		7:30 AM /Walk			
3. A/AG		7:35 AM /Twin			
4. WC		7:40 AM			
5. LL		7:45 AM			
6. AS		7:50 AM			
7. CS			8:00 AM		
8. BV				8:30 AM/Walk	
9. AL				8:35 AM	
10. GT					9:30 AM
11					
12					

Departure Schedule

Child No	12:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM
1. WC	12:30 PM				
2. BV		3:00 PM/Walk			
3. AD			3:40 PM		
4. A/AG				4:00 PM/Twin	
5. SG				4:10 PM/Walk	
6. CD				4:20 PM	
7. EJ				4:25 PM	
8. AL					4:30 PM
9. LP					4:35 PM
10. GT					4:35 PM
11.					
12.					

Note: Currently, Taking Care of 10 Families Total 11 Children, 1 sibling will be joining in Dec 2013. Also beside #s, used current families child's initial as of Oct 5, 2013

FEB 18 2014

Zoning Evaluation Division

Statement of Justification
For A Home Child Care Facility
Aisha Bhatti
7505 Jervis St, Springfield, VA 22151
703-914-2829/703-388-6820
abhatty0001@gmail.com

February 10, 2014

Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

RECEIVED
Department of Planning & Zoning

FEB 18 2014

Zoning Evaluation Division

Re: Special Permit Application

Applicant: AISHA BHATTY
Zoning Ordinance Section 8-305 for Home Child Care Facilities
Section 8-004 of General Standards
Tax Map #: 71-3-04-39-0027
Zoning District: R-3
Lot Size: 10,500 SQFT

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a single-family detached dwelling at 7505 JERVIS ST SPRINGFIELD, VA 22151.

The property is zoned R-3, and I understand that I need to seek approval of a Special Permit, in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours of operation: The Child Care is open from 7:00 am-4:45 pm Monday through Friday.

Estimated Number of Children at one time: I care for up to 12 children at any one time. This number does not include my own 2 adult children, who reside in the neighborhood.

Employees & Parking: I have one assistant who works full-time and one part-time assistant. My full time assistant uses one of the roadside parking spaces for parking and my part time assistant walks to my house from their house.

Estimated drop-off and pick-up schedule:

Arrival Schedule: 11 children arrive between 7:15am-10:00 am.

Departure Schedule: 11 children are picked up at 12:30 pm-4:30 pm

Note: Arrival and Departure Time are staggered to greet each family individually.

(See Attachment 1 chart for Arrival/Departure Schedule)

Neighborhood/General Area: The families that I serve come from the Northern Virginia area. Out of 11 families, 8 live in the same subdivision (North Springfield), 2 come from Arlington and 1 comes from Burke. Please note, 2 families use walking as their form of transportation to and from my house. Additionally, there are two families that drop off and pick up 2 children each.

Operation: As I stated, my house (7505 Jervis St) is a split level single family detached dwelling; the house has 1,760 sq. ft. As a family child care provider, in order to give children the feeling of home, I use the entire house to conduct my child care business. Please see the floor plans I submitted to see how I use each room to serve my child care families. I use the kitchen and dining area for meals, and art projects. I use all three bed rooms for children's napping. I use two rooms exclusively, one as an infant room and second as a toddler room. I use my living area for preschoolers, where they have access to age appropriate toys **(See attachment floor plan I & II layout and interior photos).**

Hazardous or Toxic Substance: The house and yard are free from hazardous or toxic substance. Also, no trash, yard debris or hazardous material will be generated, utilized, stored, treated, and/or disposed onsite.

Zoning Ordinance Compliance: The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Area Play Area: I use my whole back yard for outdoor play. The outdoor play area is surrounded by 6 ft. fence on three sides and shrubs. The area is divided into 4 sections (brick patio for chalk art and picnic's, rubber mulch for climbing apparatus, wooden track for riding toys, grassy area for sensory learning play. There is also a play house for creative pretend play. **(Please see the Attachment III plat with supplement information on the outdoor play area and exterior photos).**

Non Active Homeowner Association: North Springfield Subdivision has an active civic association, but a non-active homeowner association.

Parking: I use my driveway to park my family (1) car. My childcare families use my 23 ft. wide and 43 ft. long driveway that have room for three additional cars. In addition, ample parking is available along the street in front of my home for the families and employee(s). I educate my child care families to follow the traffic law for the safety reason, as they come with 5 to 10 minutes increments. Please note that two families' walk from within the neighborhood and another family drops off/picks up two children at once.

In conclusion, I am proposing no changes to the outside appearance of my brick and aluminum sided home. In addition I propose no additional signs regarding the child care. Adequate parking is available for my families in care, employees and my family. For these reasons, I believe that my proposed home child care facility will not impact my neighbors in any negative way. Please allow me to operate my home

child care facility with 11 (currently) children and two assistants. I have been running my for last 29 years and have never had a complaint from my neighborhood/community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aisha Bhatti', with a stylized flourish at the end.

Aisha Bhatti

Owner of Play & Learn @ Aisha's

(Attachment 1)

Arrival and Departure Schedule

Family Child Care Facility of Aisha Bhatti @ 7505 Jervis St Springfield, VA 22151

Operation Hours Monday-Friday 7:00am-5:00 pm

Arrival Schedule

Child No	7:00-7:30 AM	7:30-8:00 AM	8:00-8:30 AM	8:30-9:00 AM	9:00-10:00 AM
1	7:15 AM				
2		7:30 AM /Walk			
3 & 4		7:35 AM /Twin			
5		7:40 AM			
6		7:45 AM			
7		7:50 AM			
8			8:00 AM		
9				8:30 AM/Walk	
10 & 11				8:35 AM	
12 (proposed)					9:30 AM

Departure Schedule

Child No	12:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM
1	12:30 PM				
2		3:00 PM/Walk			
3 & 4				4:00 PM/Twin	
5			3:40 PM		
6					4:30 PM
7				4:20 PM	
8				4:25 PM	
9				4:10 PM/Walk	
10 & 11					4:35 PM
12 (proposed)					4:40 PM

Note: Currently, Taking Care of 11 Families Total 11 Children, 1 sibling (proposed) will be joining in April 2014.

8-006**General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-305

Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 - A. The dimensions, boundary lines and area of the lot or parcel.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.